

CITY OF VANCOUVERSPECIAL COUNCIL - SEPTEMBER 14, 1978PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 14, 1978, at approximately 7:30 p.m., in the Gymnasium, Hastings Community Centre, 3096 East Hastings Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law and Sign By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Harcourt,
Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: H. Dickson

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law and the Sign By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read the application from the agenda that Council had before it and drew Council's attention to a City Manager's Report and a memorandum from the Director of Planning relative to the application.

Proposed Rezoning of South Side of Franklin Street
Between Renfrew and Kaslo Streets and 192 Feet Along
Hastings Street

A rezoning application was received from A.H. Waisman as follows:

1. LOCATION: SOUTH SIDE OF FRANKLIN STREET BETWEEN RENFREW AND KASLO STREETS AND 192 FEET ALONG HASTINGS STREET
Lots 5 - 8 incl., Lot 12, 13, E½ and W½ Lot 14, Lots 15-21 incl., Lots A & B of 22, all in Block 50, T.H.S.L., Plan 365 and Plan 4933.

Present Zone: C-2 Commercial District and
RS-1 One-Family Dwelling District.

Requested Zone: CD-1 Comprehensive Development District.

- (a) The proposed CD-1 By-law will restrict the form of development as follows:

Uses:

Parcel A: - Hotel
- Retail Stores
- Accessory uses customarily ancillary to the above (including off-street parking, dining room, banquet rooms, meeting room, lounge, and a pub)

Parcel B: - Townhouses (not to exceed a maximum of 24 dwelling units)
- Accessory uses customarily ancillary to the above including off-street parking
- Off-street parking to service development on Parcel A

subject to such conditions as Council may by resolution prescribe.

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Floor
Space
Ratio:

Parcel A: not to exceed 2.0
Parcel B: not to exceed 0.6

In computing the floor space ratio the floor area of all buildings shall include the total area of all floors of all the buildings on the site, including accessory buildings (measured to the extreme outer limits of the buildings), except for areas of floors used for parking purposes.

In addition, balconies, canopies, sun decks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from floor area measurement, provided that the total floor area of all such excluded items does not exceed 8 percent of the permitted floor area.

Height:

Parcel A: The maximum height of any building shall be the lesser of 6 storeys plus cellar or 60 feet along the Hastings Street frontage and shall be the lesser of 2½ storeys plus cellar or 30 feet along the Franklin and Renfrew Street frontages.

Parcel B: The maximum height of any building shall be the lesser of 2½ storeys plus cellar or 30 feet, measured to the highest point of the roof.

Off-Street
Parking:

Parcel A: Off-street parking shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-law No. 3575, noting that parking requirements for the various uses as established in Table 12.1 shall be satisfied and, in addition, an extra 33% shall be required.

Parcel B: Off-street parking shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-law No. 3575, noting that off-street parking spaces shall be assessed at a minimum of 1.5 spaces for each dwelling unit.

And subject to the following conditions:

- (i) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having consideration to the overall design, provision and maintenance of landscaping (with particular regard to substantial landscaping on Parcel B), vehicular ingress and egress including emergency and service vehicle access, off-street parking and loading, garbage collection, siting and orientation of development on Parcel B, and provision of useable amenity areas including outdoor open space.
- (ii) That the form of development is not to be materially different from the plans labelled "Renfrew Hotel" Pages 1D to 11D inclusive, and stamped "Received, City Planning Department, October 25, 1977", with sheets 4D to 8D inclusive amended in accordance with the revised drawings submitted and stamped "Received, City Planning Department, April 4, 1978".
- (iii) Should approval and development of the townhouse units not proceed on Parcel B within two years of enactment of the amending By-law, Parcel B shall be landscaped and

Cont'd . . .

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Hastings Street (cont'd)

permanently maintained (until townhouse development commences) in accordance with a Development Permit Application to be first approved by the Director of Planning. The provision of landscaping in accordance with these conditions is to be ensured by the owners of the site through a registered legal agreement with the City to the satisfaction of the Director of Legal Services prior to enactment of the amending By-law.

- (iv) Lands required for lane purposes along the southerly portion of Lot 12, Block 50, THSL, Plan 365, and lands required for road purposes on the north side of Hastings Street (approx. 7 feet) to be first dedicated to the City and the remaining lands in Parcels A and B to be consolidated to the satisfaction of the City Engineer and so registered in the Land Registry Office prior to enactment of the amending By-law.
- (v) That the owners first enter into a satisfactory encroachment agreement with the City, to the satisfaction of the City Engineer, permitting construction of portions of the development under and over the City lane.
- (vi) The following dwelling unit mix is to be provided on Parcel B:
 - a minimum of 6 three-bedroom units
 - a minimum of 12 two-bedroom units
 - a maximum of 6 one-bedroom units
- (vii) The following setbacks are to be provided on Parcel B:
 - (a) Front yard (along Franklin Street): 24 feet to be provided (on average) with such setback in no case being less than 20 feet.
 - (b) Rear yard (from lane): 35 feet to be provided (on average) with such setback in no case being less than 30 feet measured to the ultimate centre line of the lane.
 - (c) West side (along Kaslo Street): minimum of 20 feet to be provided.
 - (d) East side (distance to proposed hotel): minimum of 30 feet to be provided.
- (viii) Site coverage for Parcel B is not to exceed 40 percent, measured in accordance with the RS-1 District Schedule.

Should the above conditions No. (i) to (v) inclusive not be complied with by the owners within 180 days from the Public Hearing, then the approval granted at the Public Hearing shall expire.

- (b) Any consequential amendments.
- (c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

The Director of Planning recommended refusal of the rezoning application.

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The Council also had before it a memorandum dated September 8, 1978, from the Director of Planning outlining certain alterations which were required to both the Draft By-law and conditions of development for the proposal if Council approved a lane diversion as part of the project. A City Manager's Report dated September 8, 1978, containing an explanation of the lane closure and recommending certain procedures should Council approve the rezoning was also before Council.

The applicant, Mr. A.H. Waisman, with the aid of a number of drawings, addressed Council explaining the details of the proposed development and urging Council's approval.

The Director of Planning reiterated his reasons for recommending that the application be refused, pointing out the proposed development does not allow for possible development of the remaining C-2 properties along Hastings Street. The massing of the proposed hotel is inappropriate to Hastings Street and the corner of Hastings and Renfrew and the hotel imposes on the residential portion of the site.

Deputy City Engineer, R.C. Boyes, advised Council the Engineering Department is opposed to the lane being cancelled and dedicated to the developer; that if the Council approves the rezoning application, the Engineering Department would recommend the lane be diverted.

The Mayor called for speakers for or against the application and replies were received as follows:

The following persons spoke in favour of the rezoning application, saying it would create badly needed new jobs and would be an asset to the neighbourhood:

Mr. Cy Sloan, 371 East 64th Avenue, affiliated with
Vancouver and New Westminster Building Trades Council;
Mr. Jim O'Donnell, 1549 Grandview Highway, a representative
of Local 40 of the Hotel Workers' Union;
Mr. Frank Norris, 3030 Victoria Drive, also from Local 40
of the Hotel Workers' Union;
Mr. Peter Turner, 1065 Nanaimo;
Mr. James Morrison, a resident of the area since 1922;
Mr. Morris, 2975 Adanac Street;
Mr. Horst Schofl, a businessman in the area;
Mr. Peter Donaghey, past president of the Hastings Chamber
of Commerce; and a
citizen who said he lived in the neighbourhood for close
to 50 years.

The following persons spoke in opposition to the rezoning application with many of them explaining that traffic congestion in the neighbourhood is not conducive to such a development and several of them suggesting a long range community planning study be undertaken before further development is permitted:

Mr. Don Greenwell, 3467 Oxford Street;
Mr. Dave Lockhart, 95-3550 Adanac Street, Adanac Village
Housing Co-op;
Mr. Don Stanley, 3480 Triumph Street, from the Hastings-Sunrise
Action Council
Ms. Ruth Lowther, 3369 East Georgia Street;
Ms. Lorraine Morris, 2782 Trinity Street;

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Mr. Fred Lowther, 2261 East 10th Avenue;
Mr. Harold Foster, 3511 Williams Street;
Mrs. Young, of the 2700 Block Pandora Street;
Woman resident of 2803 Wall Street;
Ms. Gladys Harding, of the Hastings-Sunrise Action Council;
Mr. David Robb;
Mr. Woods, 2803 Wall Street;
Resident of East Slocan Street.

The following also addressed Council on the rezoning application and expressed concern over existing parking problems and the need for long range planning:

Mr. Bill Masse, 2747 Franklin Street;
Ms. Margaret Mitchell, 1176 Skeena Street;
Mr. Mario Zuccato, 2943 Adanac Street;
Mr. Gibson, 3682 Franklin Street;
Mr. Sterling, 2111 Wall Street.

MOVED by Ald. Bellamy,
THAT the application be approved;

FURTHER THAT Recommendation B of the City Engineer contained in the Manager's Report dated September 8, 1978, be approved and that the conditions of development be amended as contained in the memorandum from the Director of Planning dated September 8, 1978.

- LOST

(Aldermen Brown, Ford, Harcourt, Marzari, Puil
and Rankin opposed.)

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

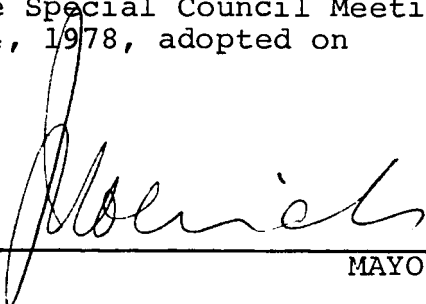
MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 10:20 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of September 14, 1978, adopted on
September 26, 1978.


MAYOR


CITY CLERK